

OAKLAND TOWN COUNCIL MINUTES
July 17, 2024

I. Call to order.
The meeting was called to order by Vice Chairman, Dana Wrigley, at 6:00 pm.

II. Pledge of Allegiance

III. Roll Call

Council members present:

Dana Wrigley

Robert Nutting

David Groder

Donald Borman

Absent: Michael Perkins

Others present: Kelly Pinney-Michaud Town Manager

Janice Porter, Town Clerk

Kathy Paradis, Dep Town Clerk

Rick Stubbert, Police Chief

David Coughlin, Fire Chief

Abby Marshall, IT

Boyd Snowden, Environmental Services

Sheila Thorne Rogers

Jon Cox

IV. Moved by Robert Nutting seconded by David Groder and voted 4-0 to approve the minutes from the June 26, 2024, meeting and signing the weekly payables warrant.

V. Business Agenda:

Order: 1-2425 Discuss Quit Claim Deed for paper road.

Moved by David Groder seconded by Dana Wrigley and 4-0 in favor of transferring the following to Joseph and Lisa Barney: A portion of Woodstock Road, as depicted on the “Final Plan of Carriage Wood Estates, Warren E. Manter”, recorded in Kennebec County Registry of Deeds in Plan File E-78022 as recorded in Book 14628 Page 114, between lots 25-49 and 24-48 and 25-50 of the Town of Oakland Tax Map. In doing so this transfers half (1/2) of the road – measuring 25 feet by 150 feet. Bernstein and Shur law office recommended that the town of Oakland issue a quit claim deed to convey any interest the Town has in the half of the ROW abutting the Barney’s property to Joseph and Lisa Barney. Should the Barney’s want the whole ROW, they could coordinate a title search on their own to determine if the developer retained any rights to the street.

Order 2-2425 - Long Term Poet Agreement

Moved by Robert Nutting seconded by David Groder and voted 4-0 to approve the Long-Term point of entry treatment system agreement between the town of Oakland and Roland and Sallencie Taylor, owners of the property located at 435 Town Farm Road. DEP has determined that the property water supply is unsatisfactory due to elevated PFAS levels exceeding limits based on State of Maine water standards. The town will continue to be responsible for the maintenance and upkeep of the treatment system. The agreement lists eligible costs for reimbursement to the owners and the owner’s responsibilities in maintaining and notifying the town when planned maintenance is occurring and to submit cost documentation including proof of expense. In addition, the property owner is required to notify prospective buyers before entering into a purchase and sales agreement for their property.

Order 3-2425 - Sign Warrant for special town meeting

Councilors signed the warrant for the Special Town Meeting, being held on July 31, 2024, 6:00 pm at the Oakland Fire Station, to consider the following warrant article:

To see if the Town will vote to authorize the Town Council to purchase 1113 Kennedy Memorial Drive (Map15/Lot 022) for the sum of \$180,000. Funds being used for this purchase will be from a property reserve fund and not from taxation.

Other Business:

A. Steven and Tabitha King Grant

Moved by Donald Borman seconded by Robert Nutting and voted 3-0-1 (David Groder abstained) to accept a \$40,000 grant from the Steven and Tabitha King Foundation earmarked for the purchase of a 2025 Polaris Ranger. The side by side will seat four and have fire/rescue (tank/hose installed) and capability of carrying a patient if need be. In addition, the Fireman's Association will contribute \$20,000 towards the purchase of the machine plus a trailer for towing. Currently the 2002 ATV unit is being used by the town for the employee responsible for watering the flowers in town.

B. Master Tax-Exempt Lease/Purchase Agreement

Moved by Dana Wrigley seconded by Robert Nutting and voted 4-0 approving the following agreement:

(1) That a Capital Acquisition Project (the "Project") consisting of a Master Tax-Exempt Lease/Purchase Agreement for the following is hereby approved:

- Eleven (11) Police Rifles
- Eleven (11) Rifle Suppressors
- Three (3) Shields
- Three (3) Dodge Pursuit Vehicles with upfitting
- One (1) Fire Chief Vehicle with upfitting
- One (1) Ram ProMaster Tradesman

(2) That the financing for the Project in the principal amount of \$335,000 is awarded to Municipal Leasing Consultants at an interest rate of 5.69%; and

(3) That the Town Manager is hereby authorized to execute a Master Tax-Exempt Lease/Purchase Agreement, and all other documents reasonably necessary to accomplish the purpose of this vote; and

(4) That the Town Council hereby confirms its determination that the term of the Lease does not exceed 120% of the economic life of the Project.

(5) That said Lease is hereby designated a "bank qualified tax-exempt obligation" of the Town for the 2024 calendar year under the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Upcoming August Council meetings will be held on August 7th and 21st.

Adjournment

Moved by David Groder seconded by Dana Wrigley and voted 4-0 to adjourn at 6:35 pm.

Upcoming Meetings:

7/22/2024 – Memorial Hall Committee – 4pm – Police Station

7/22/2024 – Public Hearing on purchase of 1113 Kennedy Memorial Drive, Fire Station 6 p.m.

7/31/2024 – Special Town Meeting 6:00 p.m. Fire Station